

Paul Bott & Co



- Beautiful Split Level Apartment
- Stunning Location
- Over 1900 Square Foot
- Three Bedrooms (Two Large

Flat E, 5 Lewes Crescent, Brighton, BN2 1FH

Asking Price Of £1,100,000

A rare opportunity to purchase a top floor, split level apartment, situated within a Grade I listed conversion on Lewes Crescent. With beautiful views across the famous Kempton Enclosures and down to the sea. Made up of three bedrooms, two outstanding reception rooms, separate study, large private roof terrace and beautiful original features.



Property Description

This imposing property is situated towards the lower end of Lewes Crescent, with steps leading up to the front door of the building. Once inside, stairs lead up to the second floor where the apartment is located, that opens into a wonderful, bright hall space. As you enter, storage is located to your immediate left, perfect for shoes and outerwear, and even room for a bike or two if necessary. A few short steps lead up to a bright airy landing, with cream carpeting underfoot and neutral décor throughout.

The first floor of this apartment is half open plan, with two doors leading off on your right-hand side, one into a dining room and one to the beautiful reception room. Double doors open between both spaces, allowing one to choose between having the two rooms shut off or opened up. The dining room is a very good size, with a neutral finish and natural light by way of stain glass windows above your head and offering ample space for a dining table and chairs. To the front of the property, through the double doors, is a wonderful reception room, perfect as a relaxing family space and for entertaining in front of the grand fireplace. It has double height ceilings that balance perfectly with the large Southeast aspect sash windows, which allow for beautiful morning sunlight. Views from the reception room stretch across the enclosures below, down to the sea and along the beach to the marina. Off the lounge is a wonderful snug space perfect as a study or a reading room, offering the same beautiful views out of the front of the property. The first floor of the apartment also has a galley kitchen, with ample storage and a lovely finish, with modern blue tiling and wooden cabinets, offering built in appliances, gas hob, built in oven and a pantry area, with views to the rear of Kemptown, as well as a secondary utility room, with plumbing for a washing machine and space for a tumble drier, as well as offering further worktop space and a



W/C, with wash basin.

A grand set of stairs lead up to the second floor, into the top floor of the building, where three bedrooms are located, as well as a large family bathroom. Located to the front, a large principal bedroom, offering space and natural light, with a lovely finish and carpeting running underfoot. The bedroom has a traditional set up, with an ornate headboard built in, with walk space behind accessing four built in wardrobes along the entire back wall, and sash windows to the front offering gorgeous sea views. The second bedroom is again a very well-proportioned double, similar in size to the principal. With a sash windows offering views across Kemptown Village, neutral carpet running underfoot and space for a double bed, furniture items and including built in storage. The third bedroom is a perfect child's bedroom, with space for a bed, furniture and offering sea views. The second floor also offers a family bathroom, with walk in shower, freestanding cast iron bath set into a dedicated alcove, W/C and wash basin.

Back downstairs, the hall leads to the rear of the property, into a beautiful, bright conservatory, which in turn leads out to a private roof terrace perfect for relaxing and entertaining family and friends. This is a wonderful property and a fantastic family home, offering space and the opportunity to put your own stamp onto it. The location is beautiful, with access to the famous Kemptown Enclosures, offering around six acres of communal garden space to enjoy, with private passage leading down to the seafront. Kemptown itself is incredibly popular and a lovely village in which to live, with access to many different cafés, local pubs and independent shops, as well as being within walking distance of The Royal Sussex County Hospital, the Marina and Brighton College.

Lewes Crescent, BN2

Approximate Gross Internal Area = 178.3 sq m / 1920 sq ft



Third Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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